

**Maryland Port Commission**  
**Open Session Minutes**  
**January 7, 2020**

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The Three Hundred and Sixty First Session of the Maryland Port Commission was called to order at 9:00 am by Deputy Secretary Earl Lewis at the World Trade Center, 401 E. Pratt Street, Stanton Room, 20th Floor, Baltimore, Maryland 21202. The Commission met in Open Session from 9:00 am 9:35 am.

**Present:** Deputy Secretary Lewis and Commissioners Dandy, Dean, Huber, Lunn and Richardson (phone)

**Staff:** Dave Thomas (Acting Executive Director), Bob Munroe (MPA Principal Counsel), Richard Scher (Director of Communications), Kristen Fidler (Director of Harbor Development), Dave Espie (Director of Security), Brian Miller (Director of Operations), Wonza Spann Nicholas (Director of Finance), Rick Powers (Director of Marketing), Steve Johnson (Director of Engineering), Jim Dwyer (Director of Planning), John Thornton (Manager of Procurement), Roger Venezia (Commerce Department) and Christina Nichols (Executive Office).

**Minutes of the Three Hundred and Sixtieth Open and Closed Session Meetings**

Commissioner Huber moved to approve the Open Session Minutes of the Three Hundred and Sixtieth Port Commission meeting. Commissioner Dandy seconded the motion. The minutes were approved unanimously without discussion.

**Lease Update, Mike Miller, Director of Maritime Commercial Management**

Mr. Miller provided an update from last year's presentation to the Maryland Port Commission on leased property, acquisitions and expansion at the Maryland Port Administration. Highlights of his presentation included:

- Review of leased property
  - South Locust Point – 100% leased
  - South Locust Point Cruise Terminal
    - Royal Caribbean Lines – contract extended until 2025
    - Carnival Cruise Lines – contract extended until 2021
  - North Locust Point – 100% leased
    - Reciprocal Docking Agreement Pier 5
  - Masonville and Fairfield Marine Terminals – 100% leased
    - Auto Warehouse Expansion Acres
  - Seagirt Marine Terminal – 100% leased
  - Point Breeze Expansion – 100% leased
    - Point Breeze Creekside Property – 90% leased
    - Marine Repair Services 12 acres
  - Dundalk Marine Terminal – 97% leased
    - 10 sheds 60% leased

- CNH 2024
    - Balterm Paper Business
  - Hawkins Point Marine Terminal – 100% leased
- Potential Acquisitions
  - Llyondell/St. Helena – 17 +/- acres
  - Crystal – 170+/- acres
- Seagirt Marine Terminal
  - January 12, 2010 entered into a 50-year public/private partnership with Ports America Chesapeake (PAC).
  - MdTA received \$140M in construction escrow fund.
  - MPA receives \$3.5M annually in monthly payments.
  - Approximately 60 acres freed up at DMT for RoRo cargo.
  - Berth 4 Project complete with 50-foot berth and 4 new Super Post Panamax cranes.
  - Canton Warehouse Project complete and currently empty container depot.
  - State of Maryland receives \$15.7 million in new taxes.
  - Total investment and revenue has potential to reach \$1.8B
    - Future Improvements to terminal as part of original P3 lease agreement.
      - Continue Berth 3 toe wall into Berth 2 to allow dredging for a second 50-foot berth and upgrade berth structure to accommodate larger ships.
      - Purchase and install four more Super Post Panamax cranes.
      - Expand marine terminal.
        - Demolish 2400 & 2500 Broening Highway
        - New front truck gate facility
        - Expand infrastructure and FSP of Seagirt all the way to Broening Highway.
- Point Breeze Business Park
  - MPA acquired Point Breeze in 2017.
    - 2200, 2300, 2400, 2500 and adjacent parking lot on Broening Highway, approximately +/- 103 acres and 1.9 million sf. of warehouse space.
    - 2200 and 2300 warehouses sold to Rukert Terminals to stay as maritime use.
  - Expansion of Lease and Concession
    - PAC leased 2400 and 2500 as extension lease and concession agreement.
    - PAC to invest in demolition of warehouses to expand marine terminal.
  - Additional acreage for chassis/container depots and construction area so no impact on terminal operations during expansion.
- New Depots
  - Canton Warehouse now Empty Container Depot.
  - Chassis Depot now on Broening Highway.
  - Container Repair moving to Broening Highway.
  - Frees up space on terminal and expedites turn times for trucks.
  - Located within a mile of both terminal gates.

## **Legislative Overview, Jennifer Guthrie, Legislative Manager**

Ms. Guthrie presented an overview on State, Local and Federal Government activities conducted by the Maryland Port Administration in 2019 and proposed activities for 2020. Highlights of Ms. Guthrie's presentation included:

### Maryland General Assembly 2020

- Senator Bill Ferguson, District 46 Baltimore City, is now Senate President.
- Delegate Adrienne Jones, District 10 Baltimore County, is House Speaker.
- Legislation affecting the Port of Baltimore during Session 2020:
  - HB 66/SB 252 Railroad Company – Movement of Freight – Required Crew – vetoed – veto sustention plan.
  - Secure Maryland Wage Act – potential legislation.
  - Property Tax – Exemption for Cranes Located on State Property – Repeal – potential legislation.
  - Kirwan/School Construction Funding Sources – potential new taxes.
- Briefings
  - Howard Street Tunnel
    - House Environment & Transportation Committee
    - Baltimore City Delegation
  - Environmental Sustainability
    - Senate, Education, Health and Environmental Affairs Committee
  - Mid-Chesapeake Bay Island Project
    - Eastern Shore Delegation

### Local Government

- Legislative Outreach
  - Baltimore County Executive Johnny Olszewski, Jr. – November 2019
  - Baltimore City
    - Mayoral race – April 28, 2020
    - 1200 South Haven Street Development/Detour.
  - Dorchester County
    - Mid-Chesapeake Bay Island Outreach – December 2019

### Federal Government

- Legislative Outreach
  - Maryland Congressional Delegation
  - Assistant Secretary of the Army for Civil Works
  - Army Corps of Engineers Director of Civil Works
  - Office of Budget and Management.
- Legislative Priorities
  - Howard Street Project (INFRA Grant)
  - Mid-Chesapeake Bay Island project

- Full-Use of Harbor Maintenance Tax
- Customs and Border Protection.
- Appropriations
  - Harbor Maintenance trust Fund
  - UDOT and USDHS.

### **Contract for Approval, John Thornton, Manager of Procurement**

Mr. Thornton requested approval for the following contracts:

1. **Contract #219031-IT**, Modification #1 – Programming Support Services; Krishna Tech, Inc., Lutherville, MD; \$803,100; Term: 2/20/20 – 10/13/24

Motion to approve made by Commissioner Dandy, seconded by Commissioner Lunn and approved unanimously by the Commission.

### **Move into Closed Session**

At 9:35 am, in accordance with State Government Article, Section 10-508 (a)(4), Annotated Code of Maryland, Commissioner Dandy moved that the Commission meet in Closed Session, and Commissioner Huber seconded the motion. The motion was approved unanimously. See attached Closing Statement. The Commission met in Closed Session from 9:35 am until 9:55 am. Dave Thomas (Acting Executive Director), Bob Munroe (MPA Principal Counsel), and Christina Nichols (Executive Office) were present. The Closed Session ended at 9:55 am and the meeting returned to Open Session. During the Closed Session, the Commission discussed the status of the search for a successor for the vacant Executive Director position at the MPA and the Howard Street Tunnel Project. No votes taken by the Commission during closed session.

### **Adjournment**

There being no further business, a motion to adjourn was made by Commissioner Dean and seconded by Commissioner Huber. The motion carried unanimously. The meeting adjourned at 9:55 am.